L/E OR 709/1281
R408063 & R408064
EX 13-1

JONES EVANS/JOHNSON MINNIE ET AL
96072 LONNIES LN
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

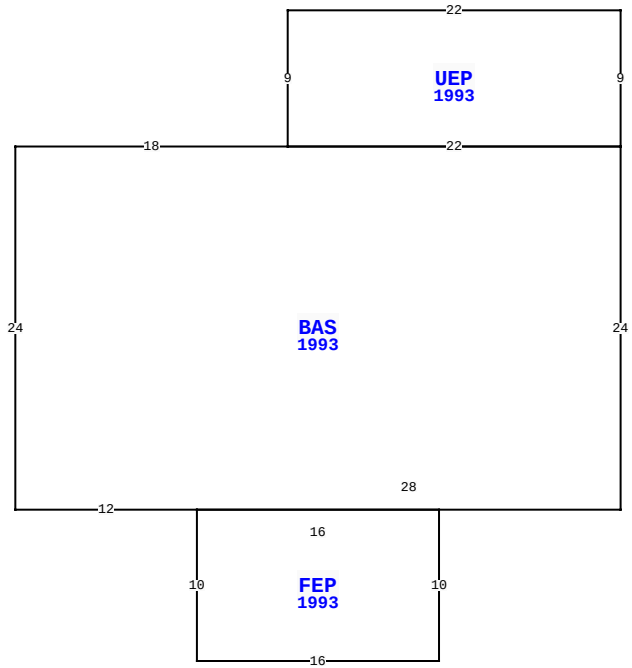
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	11,027
FEP	160	85	136	1,562
UEP	198	70	139	1,597
TOTALS	1,318		1,235	14,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,235	82.0400	57.43	70,926	1986	1986	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1096 HX Base Yr



96072 LONNIES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,185
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	100,185
SOH/AGL Deduction	57,957
ASSESSED VALUE	42,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,228
TOTAL JUST VALUE	100,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,173

PRCL:0:10: MISC WD STRG= NV
1999 D/W MH (27X76) @ 96086 LONNIES LN- IS OWNED B
BLDG:1:4: 1986 STONEBROOK/REDMAN (1991)
BLDG:1:3: RP: R408063 & R408064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11679	OTHER	0	11/01/2006
E18225	ELEC OTHER	0	10/01/2006
M12170	MECH OTHER	0	10/01/2006
007308	REMODEL	5,960	07/01/2000
992643	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/1281	7/21/1994	PR	U	I	01	100

GRANTOR: JOHNSON ANNIE LEE P/R
GRANTEE: JOHNSON ANNIE LEE L

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W22 S9 BAS=[YR=1993] W18 S24 E12 FEP=[YR=1993] S10 E16 N10 W16$ E28 N24 W22$ E22 N9$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS